

HT
394
S25
1973
copy 1
IGSL
UCB

Prepared for the
Comprehensive Water Quality Management Plan
San Francisco Bay Basin - Basin 2

HT394
S25
1973
IGSL
UCB

POPULATION, EMPLOYMENT AND LAND USE PROJECTIONS
SAN FRANCISCO BAY REGION: 1970-2000

Summary and Highlights Series 1 Report

JOINT LAND USE/TRANSPORTATION PLANNING PROGRAM

Association of Bay Area Governments
California Division of Highways
Metropolitan Transportation Commission

Hotel Claremont
Berkeley, California 94705

May, 1973

The preparation of this report was financed in part through an urban planning grant from the Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended; in part through Federal funds made available by the U. S. Department of Transportation, Urban Mass Transportation Administration; and in part through funds made available by the State Water Resources Control Board.



Digitized by the Internet Archive
in 2026 with funding from
State of California and California State Library

<https://archive.org/details/C101744044>

78 0378.2
23p. 2

SUMMARY AND HIGHLIGHTS OF THE ABAG/DOH/MTC JOINT PLANNING PROGRAM
SERIES 1 REPORT ON
POPULATION, EMPLOYMENT AND LAND USE PROJECTIONS
SAN FRANCISCO BAY REGION: 1970-2000

INTRODUCTION AND SUMMARY

The ABAG/DOH/MTC Joint Planning Program has completed a Series 1 report in the development of alternative regional growth choices for the San Francisco Bay Region by presenting population, employment and land use projections to the year 2000. The projections are primarily intended for use by the State Water Resources Control Board in its planning process to prepare a San Francisco Bay Area Basin Water Quality Management Plan.

Figure 1 on the next page shows the progression of stages in the development and evaluation of alternative regional growth projections to indicate that additional factors will be considered in Series 2 and beyond. The projections in the Series 1 report are first-step technical, provisional projections. They will be refined in later stages reflecting additional technical and political considerations involved in the evaluation of regional growth choices. This technical process and the nature of the projections are explained on the following pages.

The Series 1 report contains three alternatives for population, employment and land use growth for the years 1970, 1980, 1990 and 2000, by counties and hydrographic sub-units within the San Francisco Bay Region.

Briefly, the Series 1 projections include the broad city-centered concept of the ABAG Regional Plan: 1970-1990 encompassed within the following growth alternatives:

- GROSOUTH 1 (BASELINE) - Continuation of moderate growth of the Bay Area and the 1960-70 trend in which the bulk of growth occurred in the southern counties.
- LOSOUTH 1 (LOW) - A slower growth rate with continued highest share in southern counties.
- GRONORTH 1 (NORTHERN TILT) - Moderate growth continued, but with the northern counties experiencing a larger proportion of the region's growth than in GROSOUTH 1.

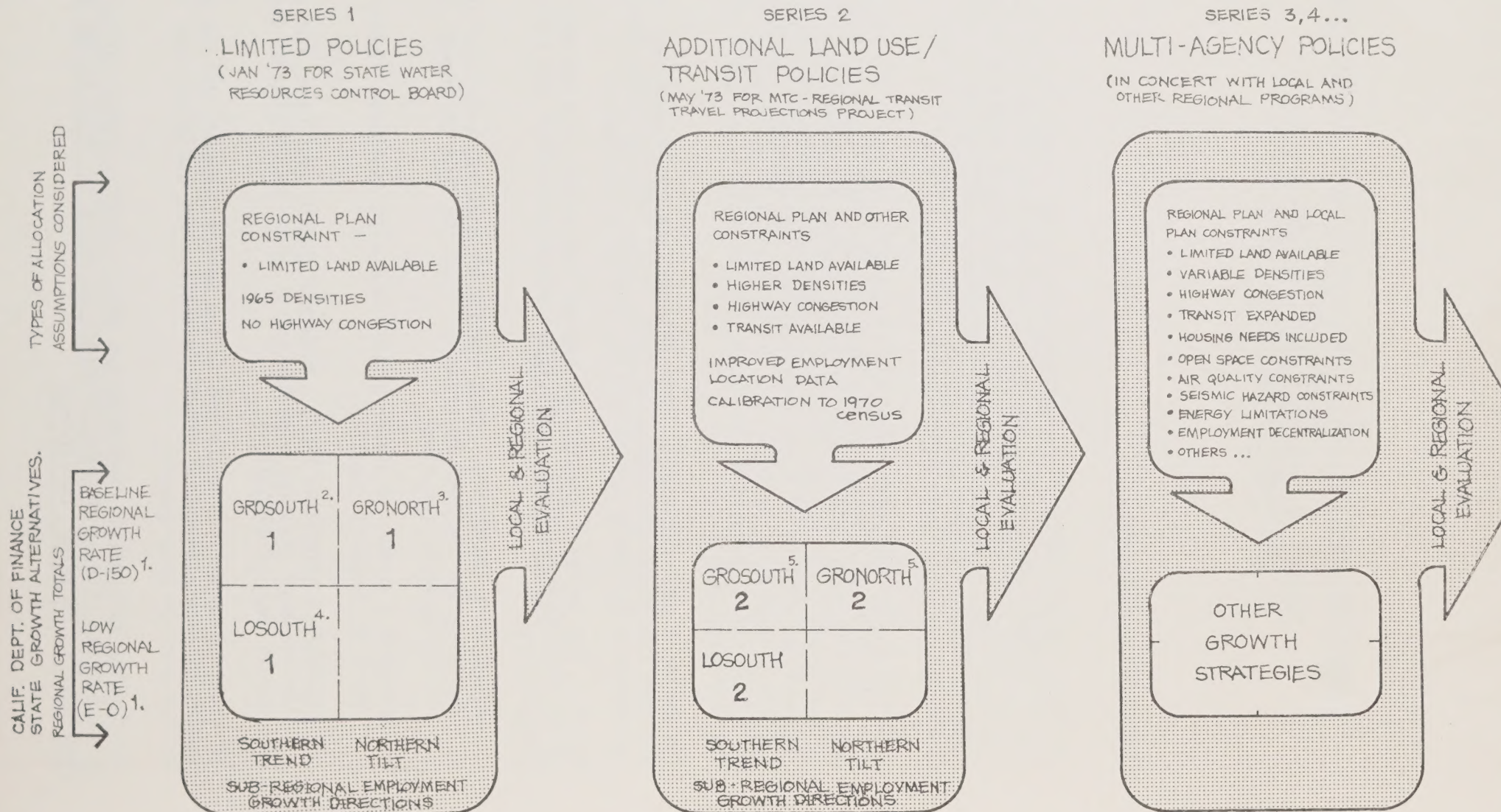
The growth alternatives contained in the Series 1 report and the assumptions leading to such alternative growth directions are explained more fully in another part of this summary.

For further information regarding the Series 1 data, please contact Bruce Strahan, Senior Regional Planner, at 841-9730, Association of Bay Area Governments, Berkeley, California.

ABAG/DOH/MTC JOINT LAND USE TRANSPORTATION PLANNING PROGRAM

CONTINUING EVALUATION OF REGIONAL GROWTH POLICY CHOICES

(TECHNICAL PROCESS)



1. CALIFORNIA DEPARTMENT OF FINANCE USES A NUMBER OF ALTERNATIVE GROWTH RATES FOR THE STATE. D-150 REFERS TO CENSUS BUREAU SERIES D FERTILITY (2.45 BIRTHS/WOMAN/LIFETIME), 150,000 ANNUAL STATE NET MIGRATION, AND CURRENT MORTALITY RATES. E-0 REFERS TO CENSUS BUREAU SERIES E FERTILITY (2.11 BIRTHS/WOMAN/LIFETIME), ZERO STATE NET MIGRATION, AND CURRENT MORTALITY RATES.

2. PREVIOUSLY REFERRED TO AS "BASELINE"

3. PREVIOUSLY REFERRED TO AS "NORTHTILT"

4. PREVIOUSLY REFERRED TO AS "LO"

5. EITHER GR0SOUTH OR GR0NORTH WILL BE EVALUATED IN SERIES 2.

STATUS AND NATURE OF THE SERIES 1 MODEL OUTPUTS

It is useful to underline the fact that the primary utility of the ABAG/DOH/MTC growth modeling system is to explore alternatives from which consensus can emerge on the desirable growth future for the San Francisco Bay Region.

The outputs of this modeling system, included in the Series 1 report, are PROVISIONAL, TECHNICAL PROJECTIONS.

- They are "projections" in the sense that they are numeric quantities of persons, jobs and acres of land used, based on a set of explicit assumptions. Changes in the assumptions would generate different outputs.
- The projections are "technical" because they reflect professional judgments on a large set of assumptions; they do not represent policy, and they have not yet been carefully evaluated by representative governmental bodies and public interest groups. The projections generally reflect, however, the overall urban development limits contained in the ABAG Regional Plan 1970:1990.
- These technical projections are "provisional" in several ways. Most important they are first in a stream of outputs that will be subject to continuing review and refinement. Improved data are now in hand for use in subsequent evaluations and can be interchanged. The decision-making bodies in the region may wish to modify and explore new combinations of assumptions and to evaluate a different configuration of outcomes than those contained in the Series 1 report.

TECHNICAL PROJECTION PROCESS

The Series 1 projections will be succeeded by improved projections based on more comprehensive planning factors and information developed during the succeeding stages in the process, as illustrated in Figure 1.

The Series 2 projections, now being prepared by the Joint Program staff, take notable account of more and better land use data as well as improved information on future transportation systems in the region. The Series 2 projections will be applied to the transportation plan evaluation by the Metropolitan Transportation Commission and to the various transportation corridor studies now underway by BART and other agencies. The Series 3 projections and others from the continuing process will consider local and other regional agency input and feedback.

The Series 2 and other improved projections from the continuing projection process can also be used for other specialized planning efforts by state, regional, and local agencies including re-evaluation in the process of the Water Quality Management Plan.

ALTERNATIVE GROWTH DIRECTIONS CONTAINED IN THE SERIES 1 REPORT

Three contrasting growth alternatives were prepared for the region:¹⁾

1. GROSOUTH 1 (BASELINE)

This growth alternative corresponds to the State Department of Finance Series D-150 regional population projections for the Bay Region with comparable regional employment totals from the U. S. Office of Business Economics (Bureau of Economic Analysis). In general, county growth projections follow trends already underway to 1970. County population totals do not conform to the DOF county projections, but the aggregate population of all counties in the region is consistent with the DOF regional population for this alternative. Likewise, the aggregate employment of all counties is consistent with the OBE regional employment projections which were adjusted by the ABAG/DOH/MTC Joint Program staff²⁾. The regional population total from this growth alternative is 5.5 million people in 1980³⁾ and 7.5 million for the year 2000, while regional employment is expected to be 2.3 million in 1980 and 3.2 million in the year 2000. Total urban land use in the GROSOUTH 1 alternative is estimated at 591 thousand acres in 1980 and 811 thousand acres in 2000.

2. LOSOUTH 1 (LOW)

The overall regional growth rate reflected in this alternative is the same as the growth rate in GROSOUTH 1 until 1980. Between 1980 and 2000 it slows down so that regional population growth approximates 6.7 million by the year 2000. Regional employment levels were lowered correspondingly to maintain the same gross labor force participation rate as in GROSOUTH 1. In this alternative, regional employment is estimated at 2.8 million in the year 2000, while total urban land use for the region is projected at 719 thousand acres. Growth in this alternative is distributed among the counties roughly proportional to the GROSOUTH 1 allocation, but consistent with a lower regional growth total.

-
- 1) In the Series 1 report GROSOUTH 1 is referred to as Baseline, GRONORTH 1 as Northern Tilt and LOSOUTH 1 as Low. The three alternatives were assigned new acronyms as part of the projection process specified in Figure 1.
 - 2) The Joint Program modeling system takes the DOF and adjusted OBE regional projections and allocates them to counties and sub-county zones on the basis of transportation accessibility, available land, and other planning factors as illustrated in Figure 1.
 - 3) Current ABAG policy contained in Resolution No. 4-72, Policy Statement: Formulation of Regional Growth Policy, passed and adopted by ABAG's General Assembly November 10, 1972.

3. GRONORTH 1 (NORTHERN TILT)

This alternative utilizes the same regional population and employment levels as GROSOUTH 1. The major change incorporated into this alternative is the reinforcement of county employment allocations to the northern tier of counties, with the consequent location of residents within commuting distances to these enlarged employment centers. Because of this change, urban land use in the GRONORTH 1 alternative is estimated at 825 thousand acres, compared to 811 thousand acres in the GROSOUTH 1 alternative. The GRONORTH 1 alternative reflects an adjustment brought about by an inconsistency in the projections of county trends in population and employment. The employment trend has an observable southern tilt resulting from the 1950 to 1970 growth of newer technology industries such as the aerospace and electronic industrial complex in Santa Clara and southern San Mateo Counties. Employment projections, based on this upsurge in employment, outdistanced population growth projections in the southern counties of the region. This mismatch is substantially influenced by the using up of land available for development for industrial and commercial uses, as well as for residential requirements.

In the absence of developable land, the residential overflow is allocated to places where land is still available, and this turns out to be the northern tier of counties. The mismatch between jobs projected in the south and residences located in the north implies a substantial stretching of the limits of commuting patterns, exceeding established rational commuting distances and times.

To overcome this inconsistency, the modeling system was directed to project a larger quota of jobs in the northern tier of counties. Job growth was limited to LOSOUTH 1 growth rates in San Francisco, San Mateo, Santa Clara, and Alameda Counties. Employment expansion in Contra Costa, Solano, Napa, Sonoma, and Marin Counties was adjusted to GROSOUTH 1 levels. With these revisions to employment locations, the residential allocations reflect commuting patterns which are shorter and more consistent with observed personal preferences.

ASSUMPTIONS

The following major assumptions underlie the projections and the distribution of population, employment and land use reflected in the Series 1 growth alternatives--GROSOUTH 1, GRONORTH 1 and LOSOUTH 1:

- Overall conformity to lands allocated for urban development in the ABAG Regional Plan 1970-1990 is generally maintained with exceptions listed below. With this constraint the availability of land for development becomes more restrictive as the region grows.

- The projections include selective release of lands designated as "controlled development" in the ABAG Regional Plan 1970:1990. The developable land limits for 1990 were essentially "used up" in the 1990 GROSOUTH 1 growth alternative, and therefore required a strategy of land release to be designed for the projections to 2000. This strategy only assumes that the "controlled development" lands will be available for future development after 1990. There is currently no policy that specifies how "controlled development" land will be used at that time. Planning judgment, reflecting primarily points of development pressure around the periphery of developable land, was used to transfer some "controlled development" land into "developable" land, thereby expanding the holding capacity of the region. This expansion was simulated for the decade 1990-2000. The quantities of land released were guided by the expected needs to accommodate the growth levels reflected in the projections to the final target date.
- Residential density is essentially maintained at the present level in each area.
- Accessibility to and from place of employment conforms to highway networks used in "freeflow state"; i.e., a large expansion of freeway capacity to allow larger distances to be attainable from work origins because no congestion is assumed.
- San Francisco's residential development is assumed to be completed at present and in the future, but expansion can occur in the employment sector.
- The ABAG Regional Growth Policy states that planning in the region should be based on a regional growth level of 5.5 million people to 1980.
- A 5.5 million regional population level for 1980 is comparable to the State Department of Finance Series D-150 population projections¹⁾. For 1975 and 1980 the DOF Series D-150 population projections for the region were used as regional population control totals in all three growth alternatives. For 1990 and 2000, the DOF Series D-150 regional population projections were used as control totals for the GROSOUTH 1 and GRONORTH 1 growth alternatives. For 1990 and 2000 growth levels higher than the DOF Series E-0²⁾ regional population projections were used for the LOSOUTH 1 growth alternative, as illustrated in Figure 3.

-
- 1) Based on Census Bureau Series D fertility (2.45 births per woman during a lifetime), 150,000 annual State net migration, and current mortality rates.
 - 2) Based on Census Bureau Series E fertility (2.11 births per woman during a lifetime), zero State net migration, and current mortality rates.

- Regional employment totals were derived from estimates provided by the U. S. Office of Business Economics (Bureau of Economic Analysis) and adjusted by the ABAG/DOH/MTC technical staff to correspond to the regional population projections.

FIGURES AND TABLES

Illustrated on the following pages are tables and a series of figures summarizing the projections to the year 2000 contained in the Series 1 report.

Figure 2 is a map of the San Francisco Bay Region showing the geographic units by which the data were tabulated. The units, termed "hydrographic sub-units", correspond to individual watershed areas. Each hydrographic sub-unit is numbered and named.

Tables 1, 2 and 3 list for the individual hydrographic sub-units and counties in the San Francisco Bay Region the GROSOUTH 1, GRONORTH 1 and LOSOUTH 1 population, employment and total urban land use projections.

Figure 3 is a graphic presentation of the GROSOUTH 1, GRONORTH 1 and LOSOUTH 1 population and employment projections for the nine county Bay Region. Also included for comparison are the Department of Finance E-0 population projections.

Figure 4 is a graphic presentation of the GROSOUTH 1, GRONORTH 1 and LOSOUTH 1 total urban land use projections for the nine county Bay Region.

Figure 5 illustrates the GROSOUTH 1, GRONORTH 1 and LOSOUTH 1 population projections for the individual nine counties of the Bay Region.

Figure 6 illustrates the GROSOUTH 1, GRONORTH 1 and LOSOUTH 1 employment projections for the individual nine counties of the Bay Region.

Figure 7 illustrates the GROSOUTH 1, GRONORTH 1 and LOSOUTH 1 total urban land use projections for the individual nine counties of the Bay Region.

Figure 2

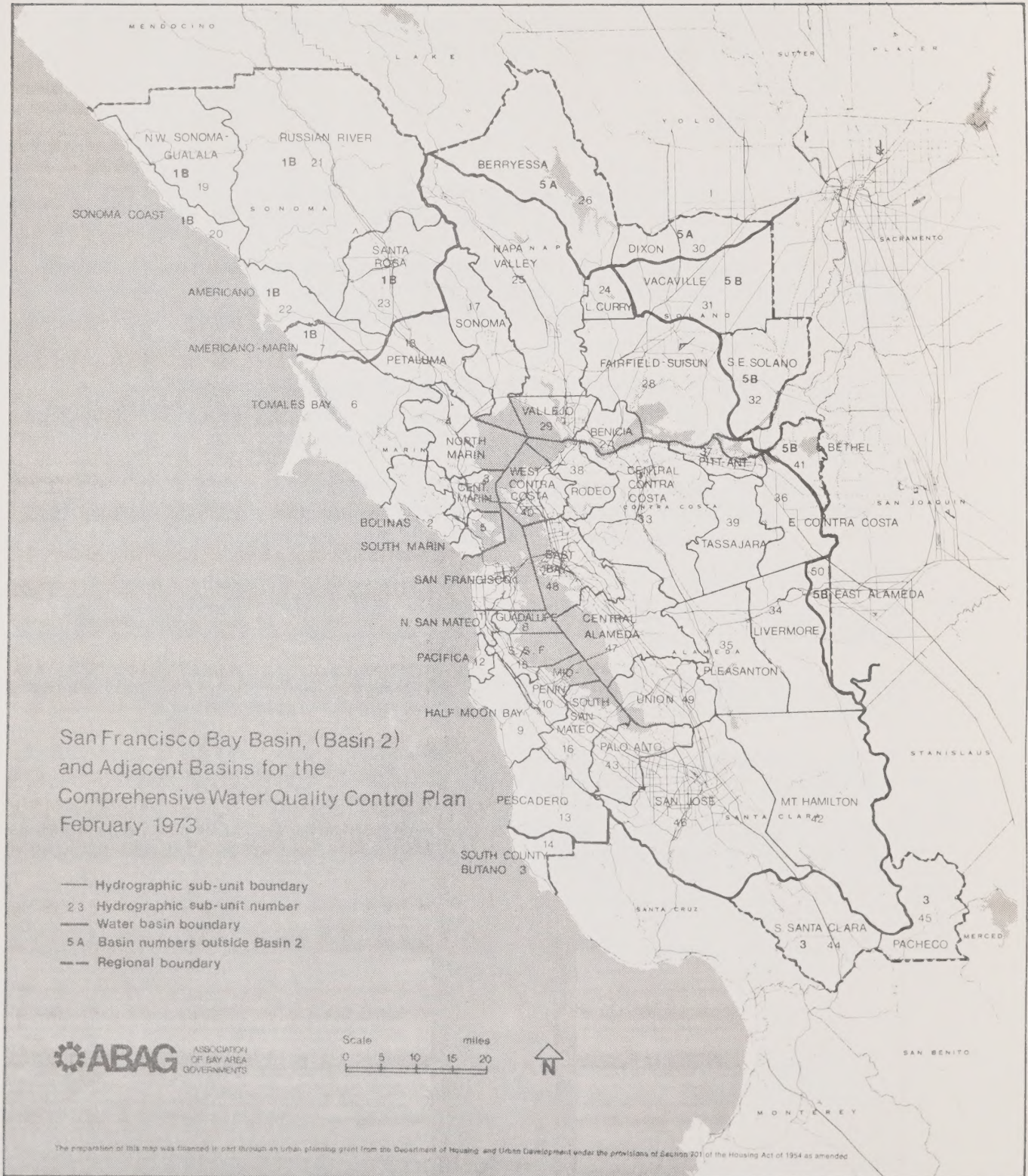


TABLE 1
 SERIES 1 REPORT
 COUNTY AND HSU* ALTERNATIVE POPULATION GROWTH PROJECTIONS
 SAN FRANCISCO BAY REGION: 1970-2000
 (Thousands of Persons)

HSU	ZONE NAME	1970	1980	1990			2000		
				LS1	GS1	GN1	LS1	GS1	GN1
1	San Francisco	716	718	721	722	722	724	725	725
2	Bolinas	15	16	17	18	18	17	19	19
3	Central Marin	93	101	108	121	116	110	123	117
4	North Marin	71	91	116	168	159	135	202	196
5	South Marin	24	29	31	38	32	33	39	33
6	Tomaes Bay	4	4	4	5	5	4	5	5
7	Americano-Marin	0	0	0	0	0	0	0	0
8	Guadalupe Valley	9	18	9	22	21	23	22	27
9	Half Moon Bay	10	15	24	40	27	32	52	38
10	Mid Peninsula	150	192	207	222	211	211	222	213
11	North San Mateo	77	92	95	103	98	98	105	101
12	Pacifica	37	41	55	85	63	61	85	67
13	Pescadero	2	3	4	5	4	4	5	5
14	South County-Butano	0	0	0	0	0	0	0	0
15	South S.F.	126	141	144	142	144	144	142	144
16	South San Mateo	145	165	183	198	188	190	202	192
17	Sonoma	24	27	30	35	36	31	37	37
18	Petaluma	34	48	66	114	124	82	146	162
19	N.W. Sonoma-Gualala	0	0	0	0	0	0	0	0
20	Sonoma Coast	2	2	2	2	2	2	2	2
21	Russian River	35	36	39	47	55	42	53	65
22	Americano	3	3	3	3	3	3	3	3
23	Santa Rosa	108	137	178	293	363	212	370	464
24	Lake Curry	0	0	0	0	0	0	0	0
25	Napa Valley	79	110	132	187	200	157	235	251
26	Berryessa	1	1	1	1	2	1	2	2
27	Benicia	9	14	18	20	20	52	103	101
28	Fairfield, Suisun	51	65	81	112	111	122	218	223
29	Vallejo	72	87	91	94	93	92	95	93
30	Dixon	8	9	10	15	15	11	15	16
31	Vacaville	25	32	39	53	54	46	69	70
32	S.E. Solano	4	4	4	4	4	4	4	4
33	Cent. Contra Costa	295	421	471	477	458	520	552	522
34	Livermore	41	64	76	82	79	79	87	83
35	Pleasanton	37	86	183	189	186	221	234	232
36	East Contra Costa	13	15	19	26	24	24	36	34
37	Pittsburg, Antioch	62	87	121	153	141	132	163	150
38	Rodeo	19	33	48	53	53	64	81	78
39	Tassajara	0	0	0	0	0	0	0	0
40	West Contra Costa	168	188	191	191	191	191	192	191
41	Bethel	1	1	1	2	1	1	2	2
42	Mt. Hamilton	1	1	1	1	1	1	1	1
43	Palo Alto	161	168	192	182	184	198	191	194
44	S. Santa Clara	30	35	41	44	41	95	176	129
45	Pacheco	1	1	1	1	1	1	1	1
46	San Jose	873	1103	1250	1192	1213	1376	1376	1397
47	Central Alameda	276	298	300	300	300	329	347	350
48	East Bay	577	590	593	594	594	596	598	598
49	Union City	143	194	201	201	201	207	209	210
50	East Alameda	0	0	0	0	0	0	0	0

COUNTIES

San Francisco	716	718	721	722	722	724	725	725
Marin	206	241	276	350	331	299	388	372
San Mateo	556	666	731	817	754	763	836	786
Sonoma	205	252	317	494	582	372	611	732
Napa	79	111	133	189	202	158	236	253
Solano	170	211	243	298	298	327	504	508
Contra Costa	558	794	851	902	867	932	1026	977
Santa Clara	1065	1307	1483	1420	1438	1669	1744	1721
Alameda	1073	1231	1353	1365	1361	1433	1475	1472
Bay Area	4628	5482	6108	6557	6557	6678	7546	7546

*Hydrographic Sub-Units

LS1 - LOSOUTH 1 - (Formerly LOW)
 GS1 - GROSOUTH 1 - (Formerly BASELINE)
 GN1 - GRONORTH 1 - (Formerly NORTHERN TILT)

TABLE 2
 SERIES 1 REPORT
 COUNTY AND HSU* ALTERNATIVE EMPLOYMENT GROWTH PROJECTIONS
 SAN FRANCISCO BAY REGION: 1970-2000
 (Thousands of Persons)

HSU	ZONE NAME	1970	1980	1990			2000		
				LS1	GS1	GN1	LS1	GS1	GN1
1	San Francisco	498.4	548.7	533.6	575.7	546.0	555.7	626.2	577.0
2	Bolinas	1.5	1.7	1.7	1.8	2.1	1.8	1.9	2.7
3	Central Marin	30.4	34.5	36.0	38.3	48.1	39.3	42.8	62.7
4	North Marin	13.5	16.1	17.1	19.4	24.7	19.4	22.5	33.4
5	South Marin	4.8	5.6	6.1	6.6	10.2	7.1	8.1	11.9
6	Tomaes Bay	0.3	0.3	0.3	0.3	0.4	0.3	0.4	0.4
7	Americano-Marin	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
8	Guadalupe Valley	3.6	4.1	4.4	5.1	4.5	5.5	7.0	5.6
9	Half Moon Bay	1.9	2.0	2.0	2.4	2.0	2.1	2.6	2.1
10	Mid Peninsula	52.9	71.6	75.2	81.4	76.7	82.6	91.1	84.1
11	North San Mateo	11.6	12.9	13.1	14.5	13.6	14.3	15.9	14.9
12	Pacifica	3.5	3.7	3.8	4.6	4.0	4.1	4.9	4.3
13	Pescadero	1.3	1.2	1.1	1.2	1.1	1.1	1.3	1.1
14	South County-Butano	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
15	South S.F.	83.1	91.4	97.0	106.4	98.5	108.6	120.4	110.4
16	South San Mateo	58.5	69.0	75.5	84.7	76.7	92.8	111.3	94.5
17	Sonoma	5.3	6.4	6.6	7.3	9.9	7.3	8.5	13.1
18	Petaluma	8.9	10.6	11.5	13.5	19.8	13.6	16.7	27.9
19	N.W. Sonoma-Gualala	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
20	Sonoma Coast	0.4	0.5	0.5	0.5	0.7	0.5	0.6	1.1
21	Russian River	11.6	9.5	9.4	10.2	13.1	9.8	11.1	16.1
22	Americano	0.6	0.6	0.6	0.7	0.9	0.7	0.8	1.4
23	Santa Rosa	32.0	40.8	42.8	49.0	71.6	48.7	58.3	99.2
24	Lake Curry	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
25	Napa Valley	25.6	30.3	30.5	34.4	46.1	33.3	39.4	58.9
26	Berryessa	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.3
27	Benicia	1.6	3.0	3.2	3.5	4.3	3.9	4.8	6.3
28	Fairfield, Suisun	11.0	13.3	12.4	14.6	18.5	12.9	17.6	24.6
29	Vallejo	30.1	31.4	31.9	33.7	42.4	36.4	40.3	55.8
30	Dixon	2.4	2.6	2.6	2.9	3.6	2.8	3.2	4.4
31	Vacaville	6.9	8.2	7.9	8.9	11.4	8.2	10.1	14.5
32	S.E. Solano	2.0	1.0	1.0	1.1	1.4	1.0	1.2	1.7
33	Cent. Contra Costa	64.9	90.1	98.0	107.9	135.1	117.7	138.8	196.5
34	Livermore	14.3	19.3	23.3	26.6	23.8	30.8	37.7	31.5
35	Pleasanton	6.3	8.7	11.4	13.0	11.3	13.0	15.4	13.2
36	East Contra Costa	3.6	3.7	3.6	4.0	4.8	3.8	4.5	6.0
37	Pittsburg, Antioch	18.1	20.7	22.4	25.1	32.4	25.7	29.8	42.5
38	Rodeo	2.8	3.2	3.6	4.1	5.4	4.2	5.3	8.1
39	Tassajara	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
40	West Contra Costa	47.5	54.8	59.9	64.4	81.2	68.7	75.9	103.3
41	Bethel	0.3	0.3	0.3	0.3	0.4	0.3	0.4	0.4
42	Mt. Hamilton	1.6	1.5	1.1	1.3	1.1	0.9	1.1	0.9
43	Palo Alto	137.8	155.5	172.2	190.4	175.1	206.0	238.4	210.3
44	S. Santa Clara	8.3	9.3	9.7	10.3	9.6	14.2	12.1	12.1
45	Pacheco	1.6	1.5	1.1	1.3	1.1	1.1	0.9	0.9
46	San Jose	279.2	369.1	408.9	457.3	417.2	493.4	592.9	510.2
47	Central Alameda	96.8	125.5	136.5	150.6	141.8	163.3	180.6	175.9
48	East Bay	305.4	383.2	405.6	441.8	431.1	477.6	547.0	527.1
49	Union City	34.6	42.8	45.2	50.1	46.1	52.6	62.7	54.0
50	East Alameda	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
COUNTIES									
	San Francisco	507.0	549.0	534.0	575.0	546.0	556.0	626.0	577.0
	Marin	51.0	58.0	61.0	66.0	86.0	68.0	76.0	111.0
	San Mateo	213.0	256.0	272.0	300.0	277.0	311.0	354.0	317.0
	Sonoma	60.0	68.0	71.0	81.0	116.0	81.0	96.0	159.0
	Napa	27.0	31.0	31.0	35.0	46.0	33.0	40.0	59.0
	Solano	54.0	60.0	59.0	65.0	82.0	65.0	77.0	107.0
	Contra Costa	138.0	173.0	188.0	206.0	259.0	220.0	254.0	357.0
	Santa Clara	419.0	537.0	593.0	661.0	604.0	713.0	848.0	734.0
	Alameda	458.0	580.0	622.0	682.0	654.0	737.0	852.0	802.0
	Bay Area	1927.0	2310.0	2431.0	2670.0	2670.0	2785.0	3224.0	3224.0

*Hydrographic Sub-Units

LS1 - LOSOUTH 1 - (Formerly LOW)
 GS1 - GROSOUTH 1 - (Formerly BASELINE)
 GN1 - GRONORTH 1 - (Formerly NORTHERN TILT)

* TABLE 3
SERIES 1 REPORT
COUNTY AND HSU* ALTERNATIVE URBAN LAND USE** GROWTH PROJECTIONS
SAN FRANCISCO BAY REGION: 1970-2000
(Thousands of Acres)

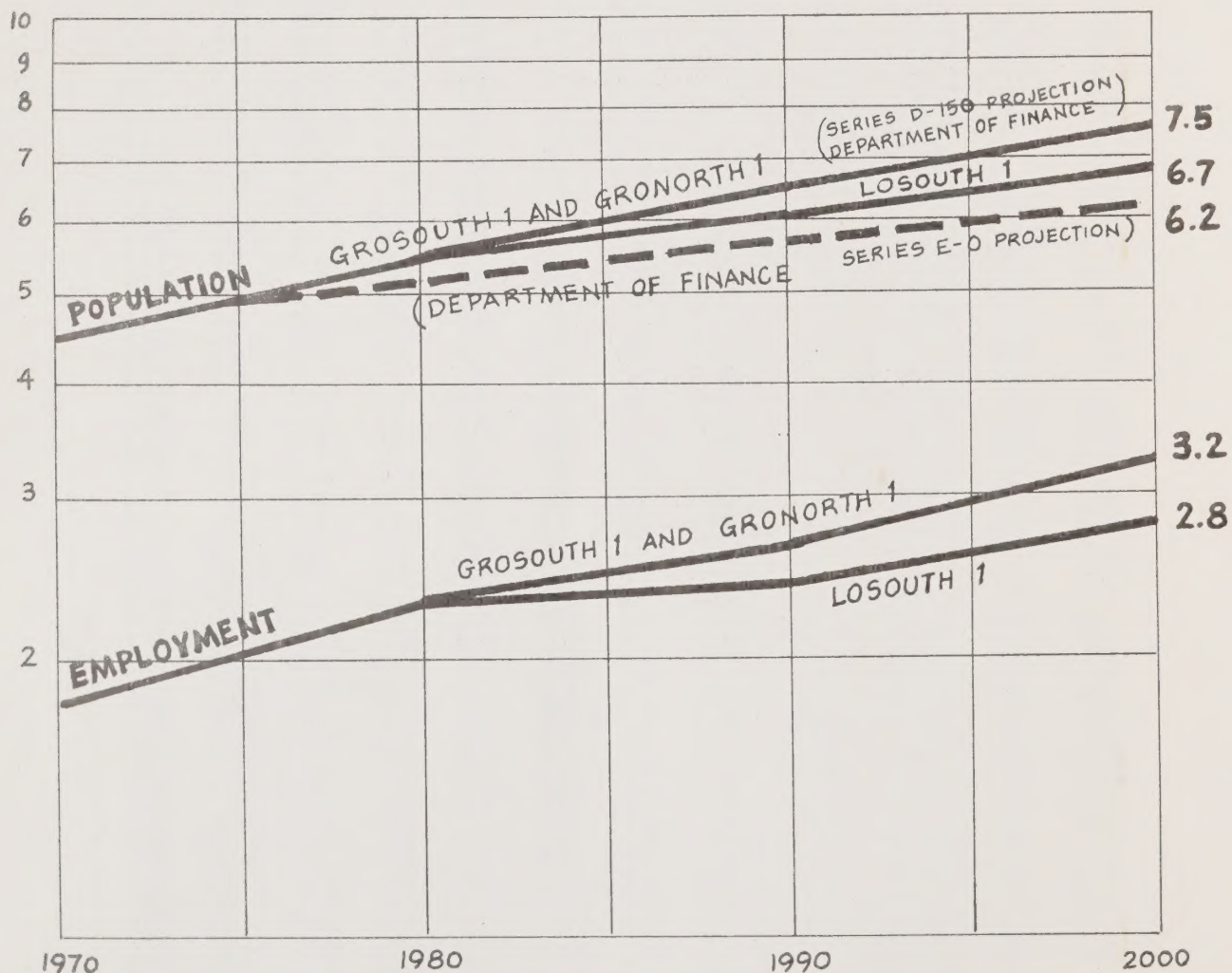
HSU	ZONE NAME	1970	1980	1990			2000		
				LS1	GS1	GN1	LS1	GS1	GN1
1	San Francisco	20.3	20.3	20.2	20.3	20.2	20.2	20.5	20.3
2	Bolinas	2.9	3.1	3.2	3.5	3.5	3.3	3.7	3.8
3	Central Marin	10.5	12.0	12.4	13.9	14.4	13.1	14.5	14.5
4	North Marin	8.7	11.7	13.1	18.9	18.8	16.2	24.6	25.0
5	South Marin	2.9	3.7	3.9	4.6	4.6	9.2	4.8	4.8
6	Tomas Bay	0.9	1.0	1.1	1.2	1.2	1.1	1.3	1.3
7	Americano - Marin	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
8	Guadalupe Valley	1.2	1.9	2.1	2.4	2.2	2.8	2.9	2.9
9	Half Moon Bay	1.6	2.5	3.2	4.9	4.0	4.8	7.5	6.3
10	Mid Peninsula	15.1	19.0	19.5	20.3	20.1	20.0	20.4	20.3
11	North San Mateo	3.7	4.6	4.7	5.0	4.9	4.9	5.1	5.1
12	Pacifica	2.6	3.0	3.5	5.0	4.4	4.1	5.0	4.9
13	Pescadero	0.9	1.2	1.3	1.6	1.4	1.5	1.9	1.6
14	South County - Butano	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
15	South S.F.	11.3	13.2	13.4	13.5	13.5	13.5	13.5	13.5
16	South San Mateo	20.9	26.2	28.1	30.7	30.0	31.2	33.3	32.3
17	Sonoma	3.0	3.5	3.7	4.3	4.9	4.0	4.7	5.0
18	Petaluma	3.9	5.4	6.2	9.6	11.0	8.1	13.3	15.8
19	N.W. Sonoma-Gualala	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
20	Sonoma Coast	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
21	Russian River	4.8	5.0	5.1	5.8	6.8	5.5	6.7	8.3
22	Americano	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
23	Santa Rosa	9.7	12.6	14.2	22.4	28.6	18.2	30.8	39.9
24	Lake Curry	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
25	Napa Valley	11.0	16.1	17.2	22.9	25.2	21.3	30.4	33.3
26	Berryessa	0.6	1.0	1.0	1.3	1.4	1.1	1.5	1.7
27	Benicia	0.6	1.1	1.2	1.3	1.3	3.6	6.0	6.0
28	Fairfield, Suisun	5.9	6.5	6.4	7.7	8.0	9.4	16.0	16.5
29	Vallejo	7.3	8.8	9.0	9.2	9.4	9.2	9.4	9.6
30	Dixon	0.9	1.0	1.0	1.2	1.4	1.1	1.4	1.5
31	Vacaville	3.3	3.6	3.6	4.1	4.5	4.1	5.3	5.8
32	S.E. Solano	0.4	0.4	0.4	0.5	0.5	0.4	0.5	0.5
33	Cent. Contra Costa	56.2	80.9	85.2	87.9	89.7	100.2	108.8	110.8
34	Livermore	5.8	9.9	11.0	12.0	11.6	12.0	12.6	12.5
35	Pleasanton	4.2	8.6	12.1	13.4	13.4	15.6	17.1	16.9
36	East Contra Costa	6.4	7.1	7.7	9.7	9.7	9.9	14.0	14.0
37	Pittsburg Antioch	8.0	10.4	11.7	13.7	14.2	13.2	14.8	15.9
38	Rodeo	3.4	4.8	5.5	6.2	6.5	9.9	13.0	13.6
39	Tassajara	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
40	West Contra Costa	17.7	21.7	22.7	22.8	22.8	22.8	22.8	22.8
41	Bethel	0.4	0.4	0.4	0.5	0.5	0.6	0.8	0.8
42	Mt. Hamilton	2.5	2.6	2.5	2.5	2.5	2.4	2.5	2.4
43	Palo Alto	27.9	30.0	30.9	31.2	30.9	34.6	34.8	34.8
44	S. Santa Clara	5.3	6.5	6.7	7.1	6.9	14.4	22.0	18.3
45	Pacheco	2.5	2.6	2.5	2.5	2.5	2.4	2.5	2.4
46	San Jose	90.2	120.1	127.3	127.9	127.7	148.1	152.4	152.0
47	Central Alameda	24.7	29.0	29.2	29.3	29.2	35.0	35.7	35.6
48	East Bay	40.7	42.8	42.9	42.9	42.9	42.9	42.9	42.9
49	Union City	16.6	24.3	25.0	25.6	25.1	27.1	28.3	27.3
50	East Alameda	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<u>COUNTIES</u>									
	San Francisco	20.3	20.3	20.2	20.3	20.2	20.2	20.4	20.3
	Marin	25.9	31.5	33.7	42.1	42.4	38.1	48.9	49.4
	San Mateo	57.2	71.6	75.8	83.4	80.4	82.9	89.6	87.3
	Sonoma	22.0	27.2	29.8	42.9	52.1	36.5	56.2	69.7
	Napa	11.7	17.0	18.2	24.2	26.6	22.4	32.0	35.0
	Solano	18.4	21.3	21.6	24.1	25.2	27.8	38.4	40.0
	Contra Costa	92.1	125.3	133.3	140.7	143.5	156.5	174.2	178.0
	Santa Clara	128.6	161.7	169.9	171.1	170.5	201.9	214.1	210.1
	Alameda	91.9	114.7	120.1	123.2	122.3	132.7	136.7	135.2
	Bay Area	468.2	590.7	622.7	672.2	683.3	719.0	810.53	824.9

* Hydrographic Sub-Units

** Includes streets and highways,
net basic, net pop-serving and
net residential acreage.

LS1 - LOSOUTH 1 - (Formerly LOW)
GS1 - GROSOUTH 1 - (Formerly BASELINE)
GN1 - GRONORTH 1 - (Formerly NORTHERN TILT)

Figure 3
 SERIES 1 REPORT
**ALTERNATIVE REGIONAL EMPLOYMENT AND
 POPULATION GROWTH PROJECTIONS**
 SAN FRANCISCO BAY REGION 1970-2000
 (Millions of Persons)



NOTE:

GRO SOUTH 1 (FORMERLY BASELINE)

GRONORTH 1 (FORMERLY NORTHERN TILT)

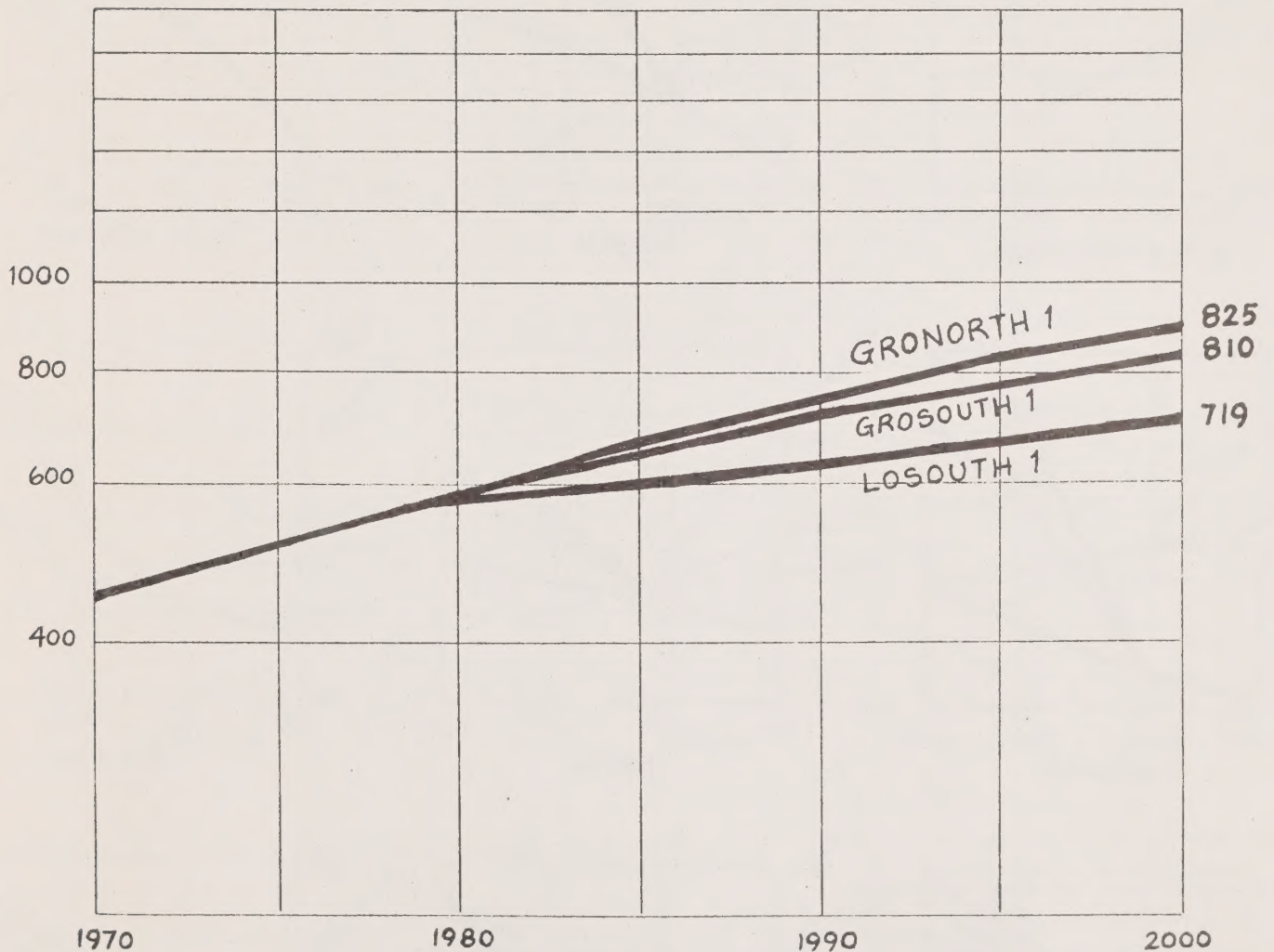
LOSOUTH 1 (FORMERLY LOW)

Figure 4
SERIES 1 REPORT

ALTERNATIVE URBAN LAND USE GROWTH PROJECTIONS

SAN FRANCISCO BAY REGION 1970-2000

(Thousands of Acres)



NOTE:

GRO SOUTH 1 (FORMERLY BASELINE)

GRONORTH 1 (FORMERLY NORTHERN TILT)

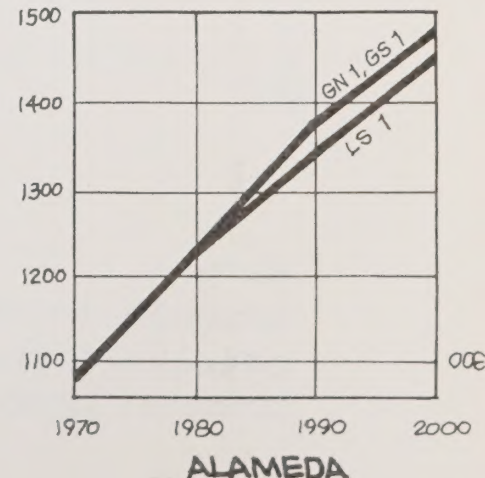
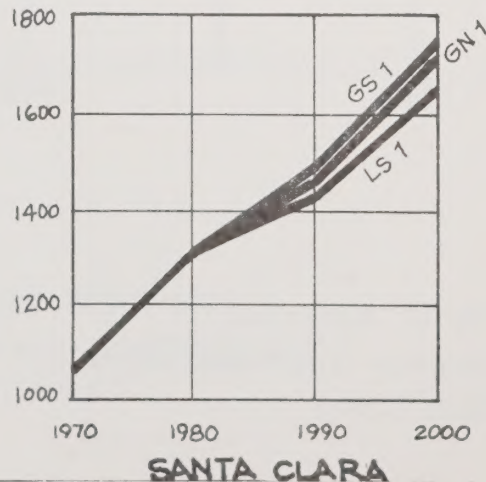
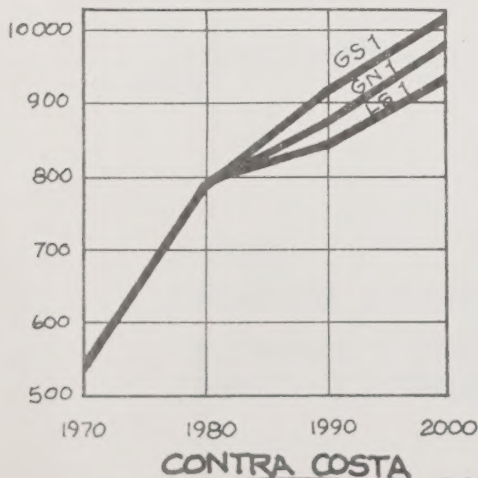
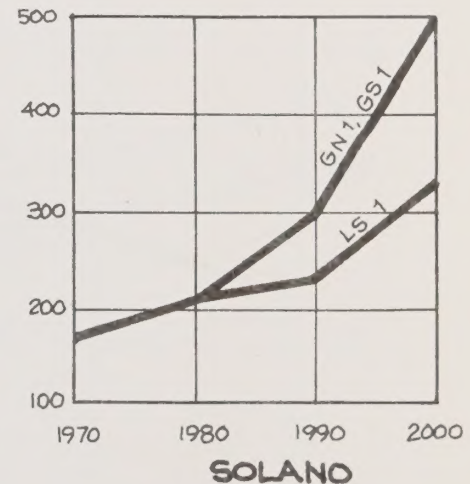
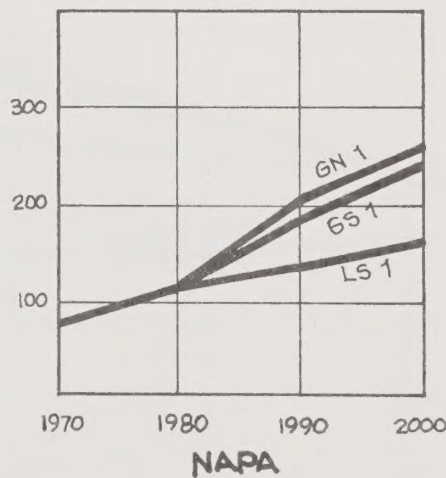
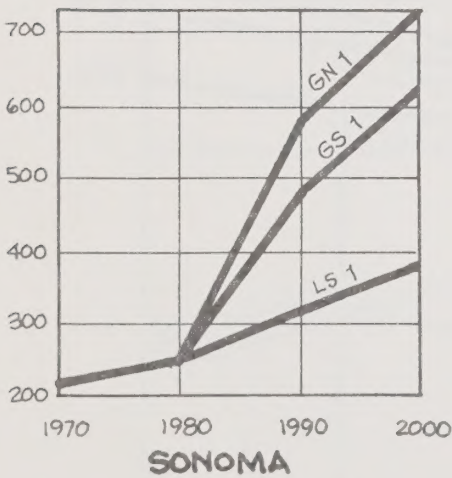
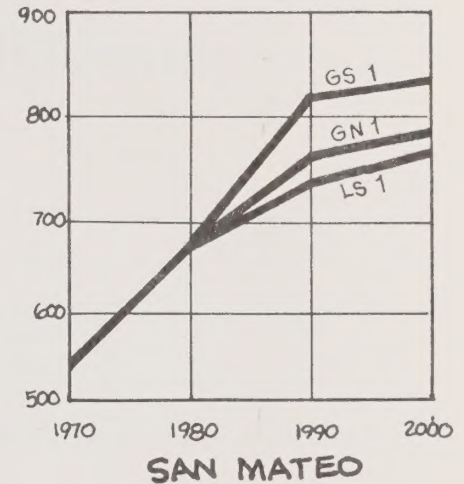
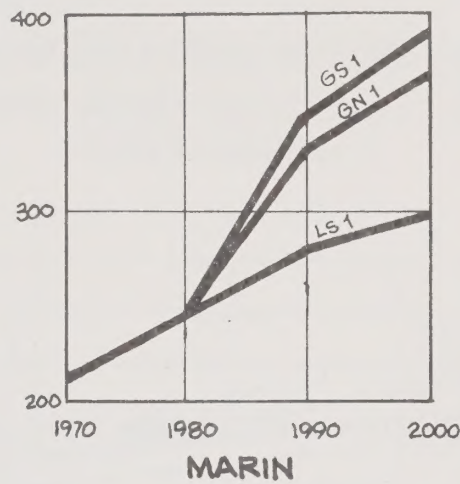
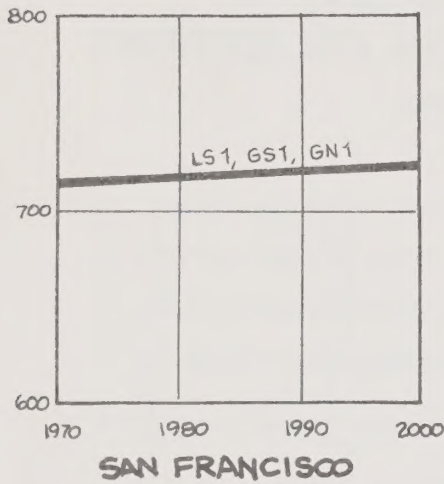
LOSOUTH 1 (FORMERLY LOW)

Figure 5
 SERIES 1 REPORT

ALTERNATIVE COUNTY POPULATION GROWTH PROJECTIONS BY DECADE

San Francisco Bay Region : 1970 - 2000

(Thousands of Persons)



KEY:

GS 1 - GROSOUTH1(FORMERLY BASELINE)

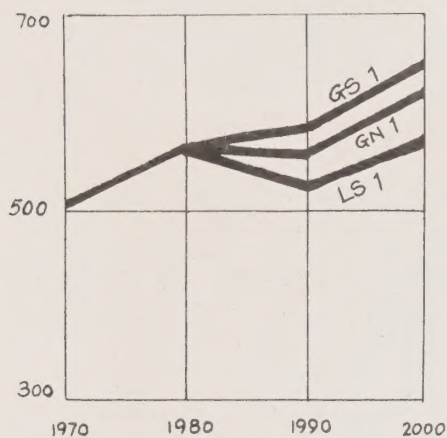
GN 1 - GRONORTH1(FORMERLY NORTHERN TILT)

LS 1 - LOSOUTH 1(FORMERLY LOW)

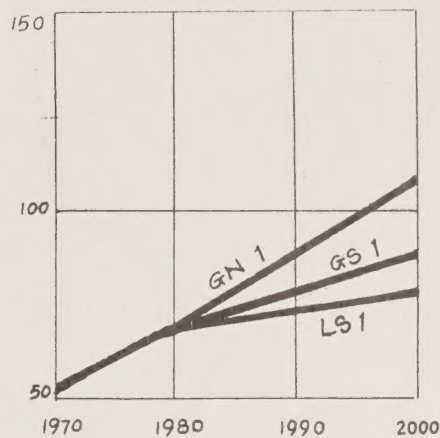
ALTERNATIVE COUNTY EMPLOYMENT GROWTH PROJECTIONS BY DECADE

San Francisco Bay Region: 1970 - 2000

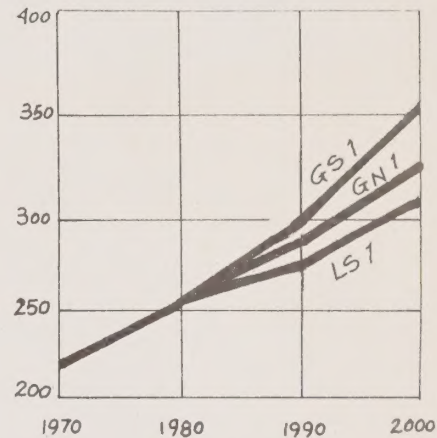
(Thousands of Persons)



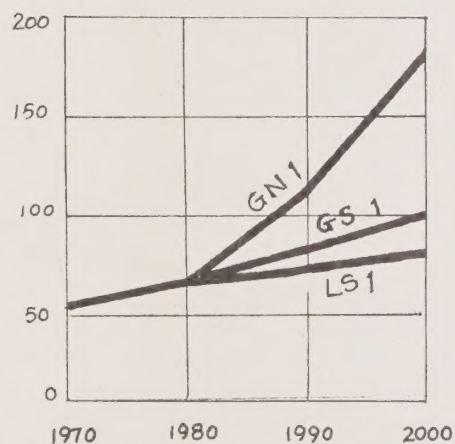
SAN FRANCISCO



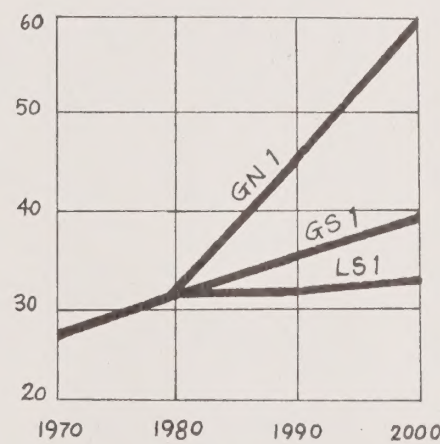
MARIN



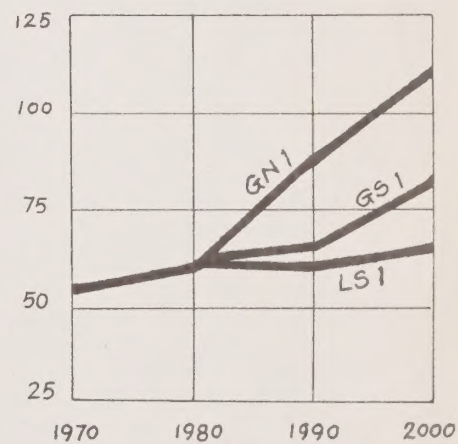
SAN MATEO



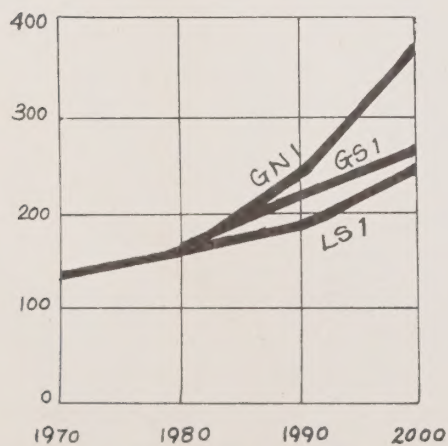
SONOMA



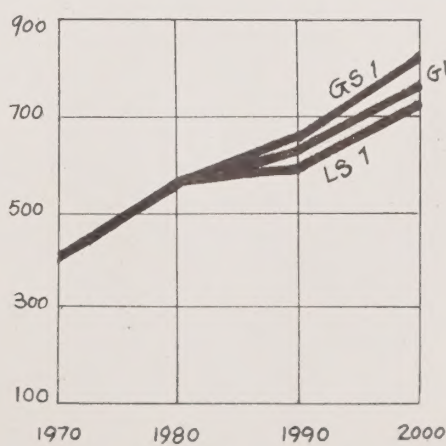
NAPA



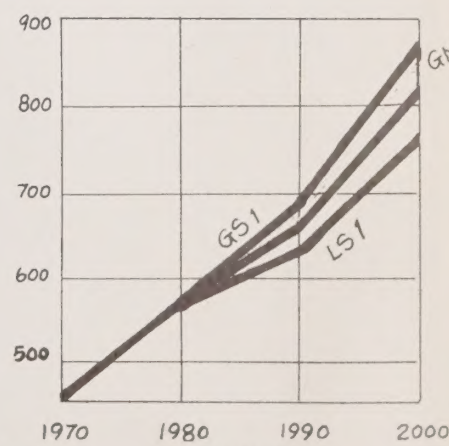
SOLANO



CONTRA COSTA



SANTA CLARA



ALAMEDA

KEY:

GS 1 - GROSOUTH 1 (FORMERLY BASELINE)

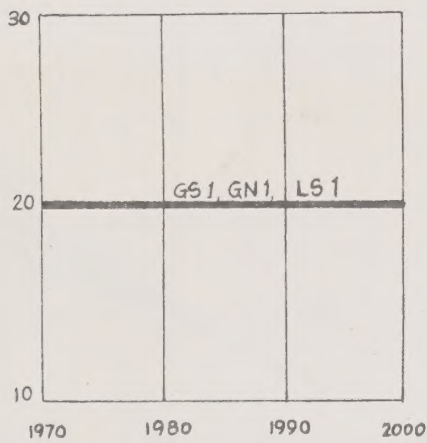
GN 1 - GRONORTH 1 (FORMERLY NORTHERN TILT)

LS 1 - LOSOUTH 1 (FORMERLY LOW)

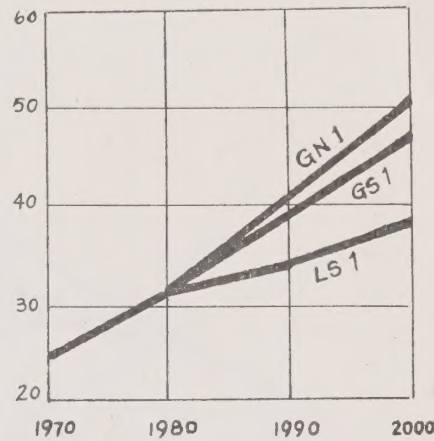
ALTERNATIVE URBAN LAND USE GROWTH PROJECTIONS BY DECADE

San Francisco Bay Region: 1970-2000

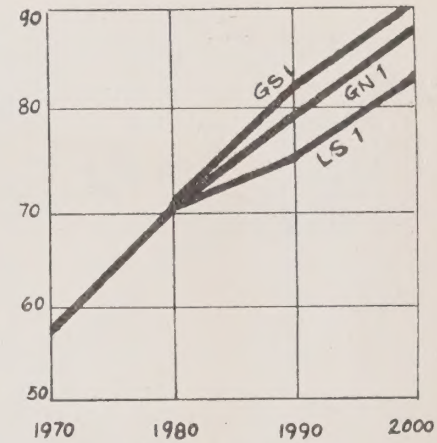
(Thousands of acres)



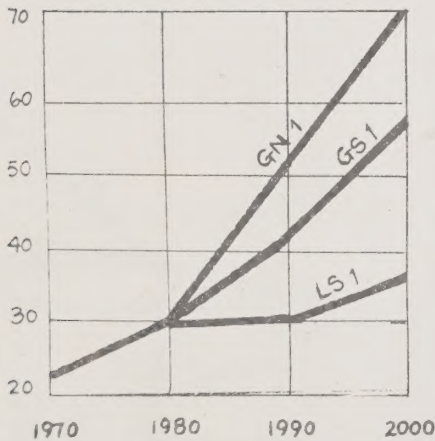
SAN FRANCISCO



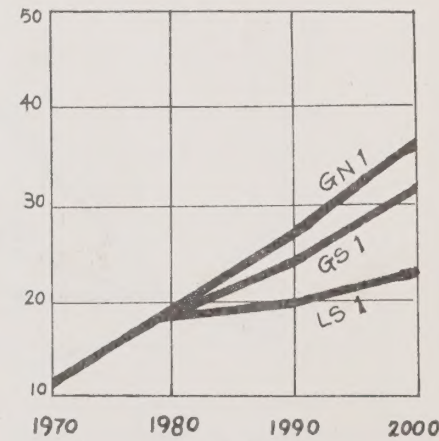
MARIN



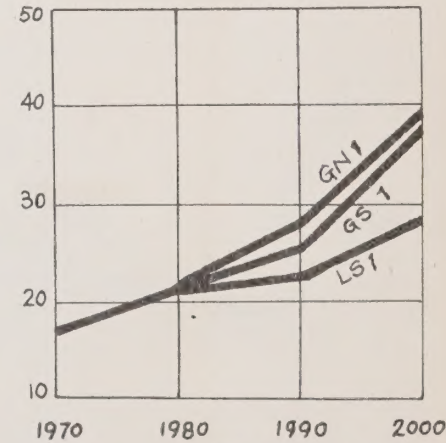
SAN MATEO



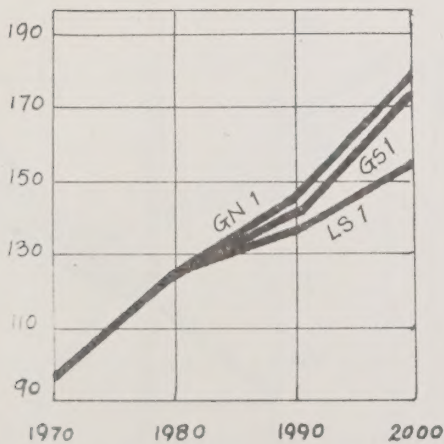
SONOMA



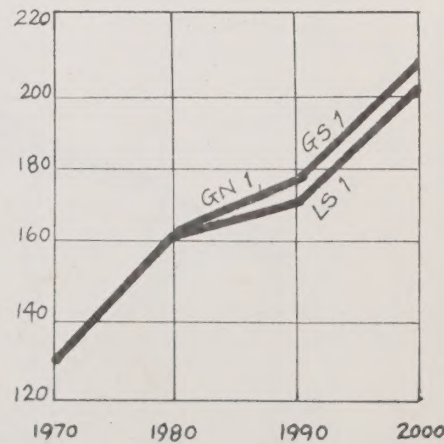
NAPA



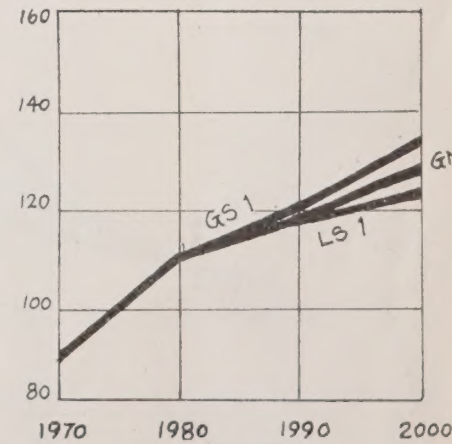
SOLANO



CONTRA COSTA



SANTA CLARA



ALAMEDA

KEY:

GS 1 - GROSOUTH1(FORMERLY BASELINE)

GN 1 - GRONORTH1(FORMERLY NORTHERN TILT)

LS 1 - LOSOUTH1 (FORMERLY LOW)

